091.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	694,300 / 694,300
					USE VALUE:	694,300 / 694,300
					ASSESSED:	694,300 / 694,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		LANSDOWNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	564A INVESTORS LLC
Owner 2:	
Owner 3:	
Street 1:	405 WALTHAM ST
Street 2:	STE 401
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02421 Type:

PREVIOUS OWNER

Owner 1:	HOLEJKO LONGIN V--ETAL -
Owner 2:	HOLEJKO LOURDES B -
Street 1:	64 LANSDOWNE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,239 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Wood Shingle Exterior and 1546 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10239.000	184,800	500	509,000	694,300
Total Card	0.235	184,800	500	509,000	694,300
Total Parcel	0.235	184,800	500	509,000	694,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.98 | /Parcel: 448.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 091.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	184,800	500	10,239.	509,000	694,300	694,300	Year End Roll	12/18/2019
2019	101	FV	166,700	500	10,239.	516,300	683,500	683,500	Year End Roll	1/3/2019
2018	101	FV	166,700	500	10,239.	385,400	552,600	552,600	Year End Roll	12/20/2017
2017	101	FV	166,700	500	10,239.	349,000	516,200	516,200	Year End Roll	1/3/2017
2016	101	FV	166,700	500	10,239.	334,500	501,700	501,700	Year End	1/4/2016
2015	101	FV	165,900	500	10,239.	283,600	450,000	450,000	Year End Roll	12/11/2014
2014	101	FV	165,900	500	10,239.	269,100	435,500	435,500	Year End Roll	12/16/2013
2013	101	FV	165,900	500	10,239.	256,000	422,400	422,400		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7364

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOLEJKO LONGIN	75367-129	1	8/14/2020		670,000	No	No		
	12660-171		7/2/1974		28,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/1/2020	1187	Foundati	15,000	O				
10/26/2016	1312	New Wind	2,000	C				
8/25/2011	919	Manual	3,000					REPL ENTRY DOOR

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	MM	Mary M
11/14/2018	Inspected	BS	Barbara S
11/7/2018	MEAS&NOTICE	CC	Chris C
12/13/2008	Meas/Inspect	336	PATRIOT
3/10/2000	Meas/Inspect	263	PATRIOT
8/2/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10239		Sq. Ft.	Site		0	70.	0.71	5									509,022						509,000	

Total AC/HA: 0.23506 | Total SF/SM: 10239 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 509,022 | Spl Credit | Total: 509,000

USER DEFINED

User Acct	58289
GIS Ref	
GIS Ref	
Insp Date	11/14/18
!7364!	

PRINT

Date	Time
12/10/20	22:00:35

LAST REV

Date	Time
11/04/20	11:52:04
danam	

Prior Id # 1:	58289
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98505002
Adj $ / SQ:	126.333
Other Features:	79050
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	251064
Depreciation:	66281
Depreciated Total:	184783

COMMENTS

SINK IN BSMT 1/2 OF BSMT IS LEDGE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6		BRs:	3		Baths:	1		HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

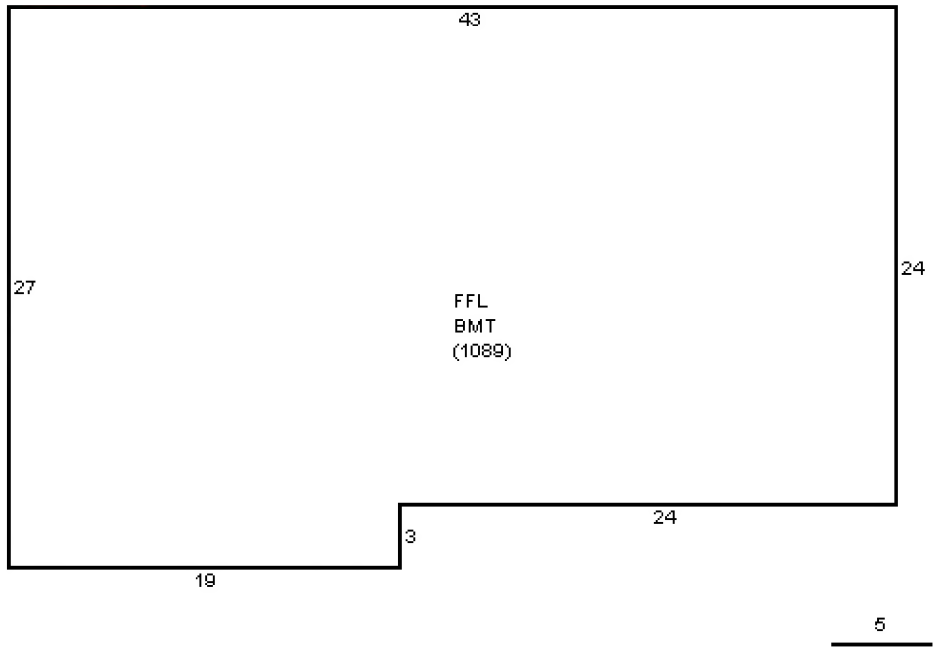
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	126.33
Special Features:	0	Val/Su Net:	99.84
Final Total:	184800	Val/Su SzAd	169.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,089	126.330	137,576
BMT	Basement	762	45.180	34,438

Net Sketched Area:	1,851		Total:	172,014	
Size Ad	1089	Gross Are	2178	FinArea	1546

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	70	RRM	60	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 091.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1975	0.00	T	35.2	101						
19	Patio	D	Y	1	14X15	A	AV	1957	4.04	T	40.8	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500